



Town of Harpswell
Planning Board Minutes
February 24, 2016
PUBLIC HEARING
Adopted March 16, 2016

Members Present

David I. Chipman, Chair
Paul Standridge, Vice Chair
Burr Taylor
Debora Levensailor
John Papacosma, Associate Member

Members Absent

Aaron Fuchs
Frank Wright IV, Associate Member

Staff Present

Mark Eyerman, Interim Planner
Mary Ann Nahf

The Town of Harpswell Planning Board meeting was called to order at 6:30 p.m. by David Chipman, Chair. The Pledge of Allegiance was recited and Board members were introduced. The Chair appointed John Papacosma a full voting member for this meeting.

The Chair opened the public hearing on the proposed amendments to the to the Basic Land Use Ordinance and Shoreland Zoning Ordinance addressing the Planning Board's opportunity to assume jurisdiction for the review of applications for the reconstruction or replacement of nonconforming structures.

Mr. Eyerman explained that the Board had previously discussed these amendments, had held a public hearing on a prior draft, and had forwarded the proposed amendments to the Board of Selectmen. During the Selectmen's review, Ned Simmons, Board of Appeals Chair, noted that the proposed revisions made no provisions for a local appeal of a decision of the Assessors or their designee in establishing the adjusted assessed value. The Selectmen asked that the amendments be revised to provide for a local appeal of a decision of the Assessors. Mark discussed that the draft has been revised to add amendments 3 and 4 which revise the administrative appeal provisions in the Basic Land Use Ordinance to add an appeal from decisions of the Assessors or their designee. He noted that there were no other changes from the version previously reviewed by the Board.

There were no public comments on the revised amendments dealing with the reconstruction or replacement of nonconforming structures.

Paul Standridge moved seconded by Debora Levensailor to forward the revised amendments to the Board of Selectmen for the Town Meeting Warrant. Motion carries 5-0

The Board then reviewed Mr. Eyerman's memo on possible work program items for 2016. It was noted that the Energy Committee is working on solar and the Board should coordinate any activities with them. Ms. Nahf said that the Conservation Commission will continue to work on stormwater management and erosion control and will coordinate their work with the Board through the Town Planner. She also discussed sea level rise and working with the Board on this issue. Mark will do more work on the list to refine it and bring a revised list to the March Board meeting so the Board can establish priorities for the tasks.

Adjournment: Meeting adjourned at 7:13 PM

Respectfully submitted by:
Mark Eyerman, Interim Planner